

262541

103 PG# 225

WARRANTY DEED

FOR VALUE RECEIVED, CHUCK REID whose address is 46 Riverside Drive, Bozeman, Montana 59715, (referred to in this deed as the "Grantor"), hereby grants, sells, assigns, transfers, and conveys to CRYSTAL RANCH CORPORATION, whose address is 12450 Clarkston Road, Three Forks, Montana 59752, (referred to in this deed as the "Grantee"), in fee simple forever, the real property located in Stillwater County, Montana, described as follows (referred to in this deed as the "Property"):

Pine Crest Ranch - 3rd Filing

Tracts 33, 34, 35, 36, 37, 38, 39, 40,  
41, 42, 43, 44, 45, 46, 47, 48, 49, 50,  
51, 52, 53, 54, 55, 56, 57, 58, 59, 60,  
61, 62, 63, 64, 65, 66, 67, 68, 69, 70,  
71, 72, 73, 74, 75, 76, 77, 78, 79, 80,  
81, 82, 83, 84, 85, 86, 87, 88, 89, 90,  
91, 92, 93, 94, 95, 96, 97, 98, 99, 100,  
101, 102, 103, 104, 105, 106, 107, 108,  
109, 110, 111, 112, 113, 114, 115, 116,  
117, 118, 119, 120, 121, 122, 123, 124,  
125, 126, 127, 128, 129, 130, 131, 132,  
133, 134, 135, 136, 137, 138, 139, 140,  
141, 142, 143, 144, 145, 146, 147, 148,  
149, 150, 151, 152, 153, 154, 155, 156,  
157, 158, 159, 160, 161, 162, 163, 164,  
165, 171, 172, 173, 174, 176, 177, and  
178, as shown on Certificate of Survey  
No. 242651.

TOGETHER WITH a perpetual easement for ingress, egress and access over and across the roads and rights of way as set forth on COS 242650, COS 242649 and COS 242651, and all of Grantor's right, title and interest in Tract 3 of COS 242650 (the common area owned by Pinecrest Ranch Homeowner's Association).

Together with all improvements on and all rights, privileges, royalties, and easements appurtenant to such real property, including, without limitation, all right, title, and interest of the Seller in and to all roads adjoining such real property, and all water, water rights, ditches, ditch rights, timber rights, and mineral rights pertaining to such real property.

The Grantor covenants as follows:

1. That the Grantor owns the Property in fee simple;
2. That the Property is free from all liens and encumbrances except as follows:
  - (i) 1990 and subsequent years taxes;
  - (ii) Easements of record and those obvious by a visual inspection;
  - (iii) Covenants, if any, of record;
  - (iv) Right of Way Deed dated May 29, 1984, recorded June 21, 1984, at 8:05 AM, in Deed Book 92, Page 567. Wing Corporation, to Beartooth Electric Co-operative, Inc., a corporation.  
\* \* \* easement for a 7200 volt buried electric cable across -  
Twp 3 South, Rge 21 East, MPM  
Secs. 1, 2 and 12  
Twp 2 South, Rge 21 East, MPM  
Secs. 22, 23, 26, 27, and 35  
(And other instruments pertaining thereto)  
Above described Easement or Right of Way cannot be specifically located from the public record;
  - (v) Terms and conditions of Declaration of Protective Covenants dated June 26, 1984, filed July 2, 1984, at 1:32 PM, under Document No. 242652. Pertains to Pine Crest Ranch 1st, 2nd and 3rd filing. Amendment to Declaration of Protective Covenants dated November 3, 1988, filed January 12, 1989, at 10:15 AM, under Document No. 257412, including all rights to the Common Area described as Tract 3 of COS 242650 as granted and governed by said protective covenants and amendments; and
  - (vi) Terms and conditions of Articles of Association and Agreement of Homeowners Association dated June 1, 1985, filed February 16, 1988, at 1:42 PM, under Document No. 254670.
3. That the Grantor has the right and power to convey fee simple ownership of the Property to the Grantee;
4. That the Grantee will quietly enjoy the Property;
5. That the Grantor will, at the request of the Grantee or the Grantee's heirs and assigns, execute or obtain any

reasonable further assurances of the title to the Property; and

- 6. That the Grantor will forever warrant and defend the title to the Property against all persons.

Dated October 5, 1990.

Chuck Reid  
 CHUCK REID

By Kelly G. Meyers  
 KELLY G. MEYERS  
 His Attorney in Fact

STATE OF MONTANA )  
 : ss.  
 County of PARK )

On this 5th day of October, 1990, before me, the undersigned, a Notary Public for the State of Montana, personally appeared KELLY G. MEYERS known to me to be the person whose name is subscribed to the within instrument as the attorney in fact of CHUCK REID and acknowledged to me that KELLY G. MEYERS subscribed the name of CHUCK REID thereto as principal and his own name as attorney in fact.

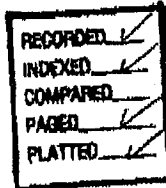
IN WITNESS WHEREOF, I have hereunto set my hand and seal, the day and year first above written.



Sheri L. Merow  
 Notary Public for the State of Montana. Residing at Livingston, Montana.  
 My Commission expires: 12/6/92.

OFFICE OF CLERK AND RECORDER  
 STILLWATER COUNTY, MONTANA

I hereby certify that the within instrument was filed in this office for record the 31st day of October A.D. 1990 at 10:31 o'clock A. M., and was duly recorded in Book 103 of Deeds on page 227  
 By Bonnie Roth Recorder  
 Deputy



Fee: \$15.00  
 Return to: Stillwater Abstract  
 Columbus, MT 59019